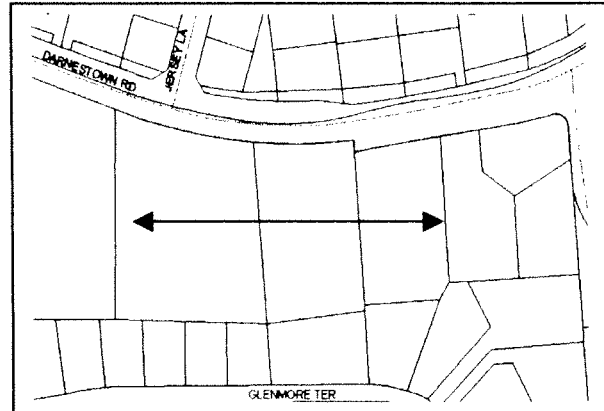


**CITY OF ROCKVILLE
COMMUNITY PLANNING & DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT**

TO: Planning Commission and
Mayor and Council

FROM: Jim Wasilak,
Chief of Planning
Bobby Ray, Principal Planner

PLANNER: Margaret Hall, Planner II



DATE: October 14, 2009: Planning Commission Review and Recommendation
November 23, 2009: Mayor and Council Public Hearing

SUBJECT: Project Plan Application PJT2009-00001, Kol Shalom Synagogue
9104, 9110 and 9150 Darnestown Road

RECOMMENDATION: Approval, subject to the conditions noted.

REQUEST: The applicant has submitted an application for a Project Plan pursuant to Section 25.07.08 of the Zoning Ordinance. The Project Plan application is to allow development of a 30,379 square foot, single-story synagogue (house of worship), including space for religious classes (9 classrooms proposed), administrative functions and receptions. The subject site consists of three properties totaling 4.812-acres in size and is located on the south side of Darnestown Road between Glenora Lane (west) and Dav Road (east). The site is currently vacant having been previously occupied by three single-family dwellings. The residential dwellings were demolished in 2007.

The proposed building is placed on the eastern side of the property, with the parking to the west side. The placement of the parking lot was dictated by the applicant's effort to save an existing fifty-inch diameter white oak tree on the property. The on-site parking provided complies with the requirements of the Zoning Ordinance.

The proposal is subject to the Project Plan level of review based upon the point system outlined in Section 25.07.02.b. of the Zoning Ordinance. This level of review requires that the Mayor and Council act on a Project Plan application with a recommendation from the Planning Commission. Upon approval of the Project Plan the Planning Commission acts on a Level 2 Site Plan demonstrating compliance with Code and any conditions imposed during the Project Plan phase.

PROJECT PLAN PROCESS:

The Project Plan application is a relatively new process that was adopted with the revised Zoning Ordinance that became effective March 16, 2009. Since this is the first application filed for Project Plan approval, Section 25.07.08 of the Zoning Ordinance is attached as a guide to the process (Attachment A).

RELEVANT ISSUES:

- Whether the proposed use is appropriate for the location.
- Whether the proposed improvements are compatible with the surrounding properties.
- Whether the public improvements to service the property are adequate and comply with City standards.

PROJECT / SITE INFORMATION:

Location:	9104, 9110 and 9150 Darnestown Road
Applicant:	Kol Shalom c/o Deb Finkelstein 10301 Grosvenor Place #L6 Rockville, Maryland 20852
Land Use Designation:	Detached Residential (Low Density, Less Than 2.5 Units Per Acre)
Zoning District:	R-200, Suburban Residential
Parcel Area:	4.812 Acres
Current Use:	Vacant
Proposed Use:	Synagogue ("Place of Worship")
Proposed Floor Area:	30,379 Square Feet
Proposed Height:	Single Story, Ranging from 12 Feet to 24 Feet in Height
Parking:	102 Parking Spaces Provided on The Site Plan

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	PD-FG, Planned Development- Fallsgrove	Comprehensive Planned Development	Residential
South	R-90, Single Unit Detached Dwelling, Restricted Residential	Detached Residential (Medium Density 2.5 to 4 Units Per Acre	Residential
East	R-90, Single Unit Detached Dwelling, Restricted Residential	Detached Residential (Medium Density 2.5 to 4 Units Per Acre	Residential
West	R-200, Suburban Residential	Detached Residential (Low Density Less Than 2.5 Units Per Acre)	Residential

PREVIOUS RELATED ACTIONS:

- September 24, 2008 – Pre-Application Area Meeting
- March 4, 2009 – Pre-Application Submittal
- March 26, 2009 – Pre-Application meeting with Development Review Committee (DRC)
- June 3, 2009 – Project Plan Application Submittal
- July 9, 2009 – Application Review with DRC
- July 9, 2009 - Post Application Area Meeting
- July 22, 2009 – Project Briefing with Planning Commission
- July 27, 2009 – Project Briefing with City Council
- September 3, 2009 – Application Review with DRC (1st Revision)

Staff Report

ANAYLSIS:**Master Plan recommendation:**

There is no specific recommendation made for these properties in the Comprehensive Master Plan. Two of the properties, 9150 and 9110 Darnestown Road, were in the midst of Annexation proceedings while the Master Plan was under review. By the time the Master Plan was adopted, the properties had been annexed but the Master Plan did not reflect the recently completed annexations. Previously approved development applications on the properties include an Alzheimer's facility, a day school and a residential subdivision.

Zoning Compliance:

A place of worship, a synagogue, is a permitted use in the R-200 Zone. Although approval of the final site layout will become the subject of a Level Two Site Plan Application, the site plan included in this application reflects a project that is in compliance with the Zoning Ordinance. The site plan includes adequate parking to support the use. The proposed building meets or exceeds all the required setbacks, does not exceed the maximum lot coverage limitation of 25 percent and is well below the maximum height limitation of 40 feet. Impervious surface improvements in the front yard are also well below the 25 percent maximum allowed.

Forest / Tree Preservation and Landscaping

The Preliminary Forest Conservation Plan (FCP) for Kol Shalom was approved on September 24, 2009. The project proposes to meet forest conservation requirements on-site through the preservation of existing forest, reforestation/afforestation tree planting, critical root zone protection credit, and the planting of individual landscape trees. Forest preservation, reforestation/afforestation and supplemental tree planting will provide a buffer between the site and the surrounding single family lots along the southern and eastern property lines. Additional tree planting is proposed along the western property line where a pre-application for an assisted living facility has been filed.

The total forest conservation requirement for the site is 1.04 acres and consists of a reforestation requirement of 0.48 acres, for clearing 0.16 acres of the 0.35 acres of forest on site coupled with an afforestation requirement of 0.56 acres to meet the 20% afforestation threshold. Just over half, or 0.19 acres of the 0.35 acres of forest on site, will be preserved along a section of the southern property line and an additional 0.73 acres of reforestation/afforestation tree planting is provided along the southern and eastern property lines. Critical root zone (CRZ) credit of 0.10 acres will be given for the preservation of 76% of the CRZ for the 52" DBH

(diameter at breast height) specimen white oak tree located in the southwestern property corner. The remaining forest conservation requirement of 0.21 acres will be met through the planting of 8 shade trees around the parking lot and 15 street trees along Darnestown Road.

The applicant will be required to record a Forest Conservation Easement (FCE) to provide long-term protection of the forest preservation area and reforestation/afforestation areas. This easement limits the activities that are permitted within the FCE such as prohibiting clearing, grading, and native plant removal. Non-native and invasive plant control as well as removal of trash and debris is required with the FCE.

The project will remove 64 significant trees, 29 of these trees were removed during the demolition of the single-family homes and are being replaced as part of the Forest Conservation Plan requirements for the synagogue project. The total significant tree replacement requirement is 135 trees, of which 115 trees will be planted back on site. The applicant has submitted a fee in lieu justification request to the City Forester for the remaining 20 trees. The request was granted based on the following documentation:

1. 100% of the forest conservation requirement is being met on site. This amounts to a forest conservation requirement of almost one-quarter of the site and involves retaining existing forest, the planting of new trees and forest, and the preservation of almost one half-acre (0.41) of critical root zone area for the specimen white oak tree (however, credit is only given for one-quarter of this area or 0.10 acres per the FTPO and State law).
2. 85% of the required significant replacement trees will be planted on site.
3. One-half of the site or 2.27 acres consists of green space. The other half of the site consists of hardscape such as the building, parking lot, sidewalks, etc.
4. The site previously contained single family dwellings with large shade trees in the middle of the properties, making preservation of these trees contrary to best design practices for locating the building and parking lot. With the building located in the middle of the site, a significant landscape buffer can be provided along the shared property lines with the surrounding single-family dwellings. This resulted in a substantial significant tree replacement requirement.
5. The minimum amount of parking required per the Zoning Ordinance is being provided.

Stormwater Management

The application received Stormwater Management (SWM) Concept approval from the Department of Public Works (DPW) in an approval letter dated May 29, 2009 (Attachment B). Since the disturbed area is more than 50 percent of the entire site area, Stormwater Management is required for the site total impervious area of 2.32 acres. Measures to be utilized include an on-site underground storage facility for Channel Protection Volume management, an on-site underground filtering system (i.e. StormFilter), porous pavers for paved plaza areas, green roof, and a monetary contribution in lieu of on-site management for new impervious area (within 30' of the contiguous right-of-way of Darnestown Road.) The SWM Concept approval letter lists project specific conditions of approval.

Traffic / Transportation

(See Attachment C dated September 28, 2009 for the Traffic and Transportation Division's recommendation on the project.)

- **Parking** – The site plan includes 102 surface parking spaces, which are required by the Zoning Ordinance. The applicant will provide one-way, angled parking spaces and some parallel spaces for the parking lot. The applicant expects the provided parking to be adequate and meet their parking needs. During the high holy days, the applicant will provide a shuttle service from the Jewish Social Service Agency located in the Falls Grove Community at 200 Wood Hill Road.
- **Traffic** – Based on the square footage of the synagogue, the proposed use will generate 80 trips in the weekday PM peak hour and 82 during the Saturday peak hour. The PM peak hour for the use will be on Wednesday evening when the religious school is in service.
- **Access** – Darnestown Road is a County road, Montgomery County staff have reviewed the site plan and allowed access to the site by a right-in/right-out vehicular point across from Jersey Lane. There have been issues identified with access to the site from westbound Darnestown Road. To eliminate the problems associated with the left hand turn from Darnestown Road, the driveway into the site has been designed to only allow right turns in and right turns out of the site.
- **Traffic Signal** – The applicant has requested the installation of a traffic signal at their proposed entrance, which will be located across from Jersey

Lane (in the Fallsgrove subdivision.). The applicant completed a warrant study based on the Manual of Uniform Traffic Control Devices (MUTCD). The study showed that none of the warrants for a signal at this location were met when taking into account future traffic volumes from this site and Fallsgrove.

- **Pedestrian/Bicycle Access** – There are currently no sidewalks along the south side of Darnestown Road from Windy Knoll Court to West Montgomery Avenue. The Comprehensive Transportation Review Methodology (“CTR”) states that a minimum standard for sidewalk connectivity is the availability of sidewalks along the site frontage. Additionally the CTR seeks to ensure safe and efficient access to the site from a variety of modes, including pedestrian facilities. The City has two policies in place that address pedestrian accessibility and sidewalks. The Sidewalk Prioritization Policy identifies this stretch of roadway as a “B”, medium to high priority. The Council adopted “Pedestrian Policies” encourage pedestrian orientation for new development, and encourages the provision of facilities that enhance pedestrian circulation on previously developed sites.

The applicant is providing a five-foot wide sidewalk with a seven-foot tree lawn along their Darnestown Road frontage. Consistent with the above-referenced pedestrian policies Staff is also requesting the applicant design and construct a sidewalk from their eastern property line along Darnestown Road to Dav Road. This sidewalk would provide access for pedestrians and help to implement a portion of a missing link to the Thomas Farm Community Center.

The Bikeway Master Plan has been completely implemented in this area, which includes shared-use paths along Darnestown Road and Wootton Parkway, and a signed-shared roadway along Dundee Road.

- **Transit** – Ride-On bus routes 56 and 45 serve the area along Wootton Parkway, Shady Grove Road and Dundee Road. There is currently no bus service along Darnestown Road.
- **Trash/Loading** – The site will provide loading and trash access from the rear of the building. The applicant has stated that very little heavy truck traffic will access the site.

Utilities

▪ **Adequate Public Facilities Standards (APFS)**

Any development, or redevelopment within the City, must comply with all requirements of the Adequate Public Facilities Standards, as well as the requirements contained in Article 20 of the Zoning Ordinance. Public facilities and services to be examined for adequacy are roads and public transportation facilities, sewerage and water service, schools, and fire and emergency services protection.

○ **Roads and Public Transportation**

The roadway system around the site is adequate to serve the proposed use. The primary uses of the facility will not take place during the morning or afternoon rush hours. They are anticipated on a couple of nights during the week and for weekend services. Other functions that may take place at the facility will not be during the standard rush hours.

Pursuant to the earlier discussion regarding sidewalks along the Darnestown Road frontage, staff is proposing that sidewalk construction be completed, where possible, and a contribution to future installation be submitted where it cannot be constructed at this time (See the attached memorandum from the Traffic and Transportation Division).

○ **Water and Sewer**

In a letter dated September 25, 2009 (Attachment D) the application received conceptual approval from DPW of a request for extensions of, and connections to, the City's water and sanitary sewer systems. The approval letter lists project specific conditions of approval.

○ **Schools**

This is a nonresidential use; therefore there will be no impact upon public schools.

○ **Fire and Emergency Services**

The City's Adequate Public Facilities Standards places a specific level of service upon certain "higher-risk" uses. Such uses include "places of assembly seating more than 500", which includes the proposed project. The level of service required is a full response from 3 fire stations within 10 minutes. Based upon information

provided by the Montgomery County Fire and Rescue Service, the subject site complies with this level of service standard.

Publicly Accessible Art in Private Development

Places of worship are exempt from this requirement.

RECOMMENDED CONDITIONS:

1. The applicant must comply, to the satisfaction of the Director of Public Works, with the conditions outlined in the attached correspondence from the Department of Public Works pertaining to Stormwater Management Concept (Attachment B), Traffic and Transportation (Attachment C) and Sewer and Water (Attachment D).
2. Submit for review and approval the Final Forest Conservation Plan (FCP).
 - a. The Final FCP will be reviewed concurrently with the detailed engineering drawings that are submitted to the Department Public Works.
 - b. The Final FCP shall be based on the Preliminary FCP and provide tree plantings consistent with the Preliminary FCP.
 - c. The Landscape Plan shall match the landscaping shown on the Final FCP.
3. Obtain a Forestry permit from the City Forester prior to release of the Building permit.

REQUIRED FINDINGS:

Pursuant to Section 25.07.01.b.2 of the Zoning Ordinance, in approving a project plan application, the Mayor and Council must make the following findings:

- (a) Adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use;*

Places of worship are designated as a permitted use in the R-200 Zone within the Zoning Ordinance. The site will be occupied by the staff only, except for when either services or religious classes are conducted. On-site parking proposed for this project complies with the Zoning Ordinance requirement. It is felt that the amount parking provided is adequate to meet the normal operations of the project.

Staff Report

During the High Holy Days (Rosh Hashanah and Yom Kippur) the applicant has reached an agreement with the Jewish Social Service Agency located on Blackwell Road, to allow parking on their site, with shuttle bus service provided to the synagogue. The provision of off-site parking during this peak demand should protect the surrounding neighborhood from any intrusion created by parking.

- (b) *Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;*

As stated earlier, most of the time, staff will be the only occupants of the site. The building is low in stature and meant to blend into the site. The site design and plantings provide privacy to both the site and the surrounding neighbors. The building's height at 14 to 24 feet is lower in height than many of the homes surrounding the property.

- (c) *Overburden existing and programmed public facilities as set forth in Article 20 of Chapter 25 and as provided in the adopted Adequate Public Facilities Standards;*

As discussed within the report, there is no anticipated impact upon public facilities as a result of this project. Full compliance with the Department of Public Works will further ensure that no public facility impacts will result from this development.

- (d) *Constitute a violation of any provision of the Zoning Ordinance or other applicable law;*

The project, as proposed, complies with all applicable provisions of the Zoning Ordinance. However, until Forestry and Stormwater Management Plans are approved, it is possible that the improvements on the submitted plan could vary slightly. As such, at the Project Plan level of review, the project's development plan is considered to be conceptual. Any needed adjustments could be made during the Site Plan review process. In order to obtain a Building Permit, it will be necessary for this development to comply with approvals that may be granted by the Mayor and Council, as well as the Planning Commission, and all applicable laws.

- (e) Adversely affect the natural resources or environment of the City or surrounding areas;*

The site contains many trees. There are no other natural features that have been identified that may be affected by this development. Based on the number of trees that will be replanted on the site and the green roof and pervious surfaces, where possible, the proposed development will have no adverse impact upon natural resources or the environment.

- (f) Be in conflict with the Plan; or*

All three properties originally contained single-family homes per the Master Plan recommendation. At the time that they were annexed, the property owners were pursuing the applications based on non-residential development proposals. They came under common ownership after the development approvals for the Alzheimer's facility and a day school expired.

Places of worship are considered to be acceptable development in residential neighborhoods based on the fact that they are a permitted use in the R-200 Zone. A nonresidential use, however, seems to have been anticipated for these properties based on the fact that an Alzheimer's facility and a day school were approved for the three properties shortly after annexation. In evaluating these type of uses in a location like this it is often thought that they act as a buffer between a high volume road and an interior neighborhood.

- (g) Be incompatible with the surrounding uses or properties.*

As noted in the finding above, places of worship are permitted uses in the R-200 Zone. The building is low in stature and nestled in among the trees on the property. The property will experience limited activity most of the time. Higher volume activities will be measured in hours when religious instruction or services are taking place.

As stated earlier forest preservation, reforestation/afforestation and supplemental tree planting will provide a buffer between the site and the surrounding single-family lots along the southern and eastern property lines. Additional tree planting is proposed along the western property line where a pre-application for an assisted living facility has been filed. The proposed buffering, in addition to the limited activity on the site, should protect against any significant incompatibility with surrounding properties and uses.

PUBLIC OUTREACH:

In addition to the required area meetings, the applicant has held several meetings with members of the community. These meetings have been held on August 24, 2008, November 20, 2008, May 13, 2009 and July 15, 2009. Comments that were offered by the community have all gone into the final layout of the site. Documentation of the Area Meetings is on file with the Community Planning and Development Services Department and available for review if desired.

CONCLUSION:

The proposed development has been well designed to suit the site. Its low slung structure should fit into the community nicely due to its building height of between 14 and 24 feet. Over time the new tree planting will mature and create not only significant buffers between the subject property and the neighboring properties but also a nice wooded feel that will enhance the design of the structure. Where possible, the applicants have expressed a desire to introduce green building methods. At this time, they are proposing a green roof and pervious paving in the patio areas. The current iteration of the site plan addresses all areas of concern expressed during staff and neighborhood review. With the inclusion of the conditions included in this staff report, staff believes that the application meets the findings necessary for granting this Project Plan application.

Attachments:

Attachment A	Section 25.07.08 "Project Plan Review" of the Zoning Ordinance
Attachment B	Correspondence dated May 29, 2009 from Department of Public Works regarding Stormwater Management
Attachment C	Correspondence dated September 28, 2009 from Department of Public Works regarding Traffic and Transportation
Attachment D	Correspondence dated September 25, 2009 from Department of Public Works regarding Water and Sewer
Attachment E	Letter of Support dated September 27, 2009
Attachment F	Development Plans

- c. *Multi-Phase or Multi-Building Site Plan Approval* All phases of a multi-building or multi-phase project which has received site plan approval has been approved must be commenced within eight (8) years from the effective date of site plan approval unless another time frame is provided by this Chapter or by the terms of approval. A site plan approval will become void for those buildings or phases within a multiple building or phased development for which construction has not commenced within eight (8) years from the date of the site plan approval or within such other time frame provided by this Chapter or by the terms of approval. Unless otherwise specifically provided by the terms of approval, no extension may be granted from the implementation period set forth in this subsection c.

25.07.08. – Project Plan Review

An application for a site plan review with 13 or more points, as determined in Section 25.07.02.b above, is processed as a Project Plan review and is subject to the following provisions:

1. *Pre-Application Staff Meeting* – The applicant must hold a meeting with staff of the City's Development Review Committee prior to submitting an application to outline the scope of the project and the scope of the Comprehensive Transportation Review. At that meeting, the Chief of Planning will provide the applicant with a non-binding point evaluation for the project, which will be re-evaluated after the application is submitted.
2. *Pre-Application Area Meeting* – The applicant must hold an area meeting prior to submitting an application to outline the scope of the project and receive comments in accordance with Section 25.07.03.
3. *Project Plan Application* – The applicant must file an initial Project Plan site plan application prior to Planning Commission review in accordance with the provisions of Section 25.07.03 and Article 5 and provide a date for a post-application area meeting.
4. *Notice* – The applicant must provide notice of the application filing and the post-application area meeting in accordance with the provisions of Section 25.07.03. 5.
5. *Briefing Session for Mayor and Council and Planning Commission* – The Mayor and Council and the Planning Commission must each hold a public meeting to receive a briefing of the Project Plan.
6. *Revised Project Plan Application* – The applicant is encouraged to revise the application pursuant to comments received at the briefing sessions and area meetings.

7. *Planning Commission Public Meeting* - The Planning Commission must review the Project Plan application, as revised, at a public meeting and provide an opportunity for public comment thereon.
8. *Planning Commission Comments and Recommendation* - Following its review, the Planning Commission shall prepare and transmit its comments and recommendations on the Project Plan application to the Mayor and Council.
9. *Revision to Project Plan Application* – The applicant may file a revised application, if needed, based on the comments and recommendations of the Planning Commission, for consideration by the Mayor and Council.
10. *Notice* – The applicant must provide notice of the Mayor and Council public hearing and any revisions to the application, if applicable, in accordance with the provisions of Section 25.07.03.
11. *Mayor and Council Public Hearing* – The Mayor and Council must hold a public hearing on the revised application for a Project Plan.
12. *Area Meeting* – If directed by the Mayor and Council, the applicant must then hold an area meeting to explain and receive comments on the proposed plan and provide notice in accordance with the provisions of Section 25.07.03.
13. *Final Project Plan Application* – The applicant is encouraged to file a revised Project Plan based on comments received during the public hearing and from the area meeting.
14. *Findings* - The Mayor and Council must make the findings required in Section 25.07.01.a.3.
15. *Decision; Project Plan Implementation Period* – Upon the close of the public hearing record, the Mayor and Council will render a final decision by resolution on the proposed Project Plan. If the application is approved, the Mayor and Council will establish a time period in which construction on all phases of the approved Project Plan must commence.
16. *Conditions of Approval* –Project Plan approvals may be subject to any condition that the Mayor and Council finds necessary to protect the public health, safety, and welfare of the community and to ensure that the proposed use or development will be consistent with the purpose and intent of this Chapter.
17. *Project Plan Implementation Period*– A Project Plan approval expires if:

- (a) A site plan application implementing all or a portion of a Project Plan is not filed within six (6) months of the date of the Mayor and Council's approval or within such other period of time as may be provided in the approval; or
 - (b) Construction on all phases of the approved Project Plan has not commenced within the time period set forth in the Project Plan approval, except that the approval does not terminate with respect to those phases of the Project Plan for which construction has commenced.
18. *Notice of Decision* – The Chief of Planning must send notice of the Mayor and Council's decision on the final Project Plan in accordance with the provisions of Section 25.05.06.
19. *Preliminary Plan of Subdivision Approval* - Approval of a Project Plan also constitutes approval of a preliminary plan of subdivision.
20. *Subsequent Site Plan Review* – All development approved under a Project Plan is subject to subsequent site plan approval in accordance with the Level two (2) site plan review procedures under Section 25.07.05 above. However, the pre-application provisions of Sections 25.07.05.1 and 2 are not required.
21. *Appeals* – Any person aggrieved by any decision of the Mayor and Council made on a map amendment application or a Project Plan application may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.

25.07.09 –Special Exceptions

- a. *Pre-Application Staff Meeting* – The applicant must hold a meeting with the City's Development Review Committee prior to submitting an application to outline the scope of the project. At that meeting, the Chief of Planning will provide the applicant with a non-binding point evaluation for the project, which will be re-evaluated after the application is submitted.
- b. *Notice* – The applicant must provide notice of the Board of Appeals public hearing and any revisions to the application, if applicable, in accordance with the provisions of Section 25.07.03 and with the following:
 - 1. The area of notice shall be based on the chart in Section 25.07.02.b.
 - (a) For applications with zero (0) to six (6) points mailed notice shall be sent to all property owners and residents within 750 feet of the project area.



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Public Works
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FAX 240-314-8539

Public Works Operations
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Environmental Management
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FAX 240-314-8885

Fleet Services Division
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Water Treatment Plant
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May 29, 2009

Mr. Steve Wilde
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Kol Shalom
Stormwater Management (SWM) Concept
PAM2009-00001/SMP2009-00009

Dear Mr. Wilde: *Steve*

The Stormwater Management (SWM) Concept, received May 19, 2009 for the above referenced site is conditionally approved. The proposed development at Lot 15, Block A, Ivy Woods and P.705 and P.706 on Tax Map FR53 includes the following: construction of a synagogue (one building) with associated drive aisles, parking, service drive, loading area, sidewalks, communal amenities and infrastructure. The property is zoned R-200 and is in the Watts Branch watershed.

Based on your application, the proposed development contains approximately 3.61 acres (157,300 sq.ft.) of disturbed area. The overall site area, before street dedication, is approximately 5.06 acres (220,254 sq.ft.). Since the disturbed area is more than 50 percent of the entire site area, SWM is required for the site's total impervious area of 2.32 acres, which includes the green roof areas (7950 sq.ft. on the east and 5360 sq.ft. on the west) and the porous paver area (10,120 sq.ft. on the east). However, for purposes on this approval and subsequent detailed design, the green roof and porous paver areas can be considered to be pervious if designed in accordance with applicable standards. SWM also is required for an additional 0.17 acres of impervious area located within the adjacent right-of-way (ROW). The submitted SWM Concept proposes the following:

1. **Channel Protection Volume (Cpv)** - Channel Protection Volume for the site will be provided as follows:
 - a. West subarea
 - i. An on-site, underground facility with storage in CMP pipes and a concrete control structure for 1.3 acres of impervious area in the western subarea (which does not include the green roof), and
 - ii. Approximately 4090 sq.ft. (0.09 acres) of green roof.
 - b. East subarea
 - i. "Over compensation" in the underground facility utilizing compensatory over storage for the 0.52 acres of impervious area (which does not include the green roof or porous paver areas),
 - ii. Approximately 10,120 sq.ft. (0.23 acres) of porous pavers for the paved plaza areas, and
 - iii. Approximately 7950 sq.ft. (0.18 acres) of green roof.

2. **Overbank Flood Protection (Op10)** - Overbank Flood Protection Management for the site will be provided by SWM alternative, monetary contribution, in lieu of on-site management due to vertical and horizontal constraints that make the implementation of measures to provide this management impractical. The total impervious area used in the calculation includes all of the paved areas, as well as the entire roof areas (green and non-green) and the porous paver areas.
 - a. West subarea – 1.39 impervious acres
 - b. East subarea – 0.93 impervious acres
3. **Pretreatment** – Pretreatment of runoff prior to water quality treatment is proposed to be provided via an hydrodynamic type structure that will be located between the flow splitter pipe and the StormFilter vault for the West subarea. Pretreatment for the service area in the Eastern subarea will not be required as several filtration measures are being proposed with this SWM Concept.
4. **Water Quality Volume, Non- Recharge (WQv)** – Water Quality Non-Recharge for the site will be provided as follows:
 - a. West subarea
 - i. An on-site, underground filtering system (StormFilter) housed in a concrete vault. A CMP pipe system will be utilized for storage, and
 - ii. Approximately 4090 sq.ft. (0.09 acres) of green roof.
 - b. East subarea
 - i. Off-line manhole StormFilter(s) for the non-green roof area utilizing flow based design,
 - ii. Approximately 7950 sq.ft. (0.18 acres) of green roof,
 - iii. Approximately 10,120 sq.ft. (0.23 acres) porous pavers for the paved plaza areas, and
 - iv. A catch basin StormFilter for the paved loading, trash and service areas utilizing flow based design.
5. **Water Quality Volume, Recharge (Rev)** Water Quality Recharge for the site will be provided for both the 1.3 impervious acres from the West subarea and 0.52 impervious acres from the East subarea via additional stone below the porous paver plaza areas.
6. **Darnestown Road Right-of-Way** - In accordance with the City of Rockville's SWM Ordinance, SWM is required for the existing, replaced or new impervious area within 30' of the contiguous ROW of Darnestown Road. The SWM Concept proposes a SWM alternative, monetary contribution, in lieu of providing on-site SWM due to the inability to collect and management runoff in this portion of the ROW.

This SWM concept is approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

1. Perform infiltration tests and prepare a report for all measures that utilize filtering methods (i.e. porous paver.). The report must be furnished to the Department of Public Works

(DPW). An infiltration rate of ≥ 0.52 inches/hour will be required in order for the proposed practice to be utilized. If the minimum infiltration rate is not achieved, the applicant must present alternative water quality measures for approval by DPW. The use of porous pavers as supported by the infiltration testing or the alternative measures (if rates are found to be below the minimum acceptable) must be accepted by DPW prior to the approval by the authorizing body.

2. Provide pre-treatment of storm flows prior to underground filtering system utilizing a hydrodynamic system and method allowed and approved by the DPW for the West subarea. Pretreatment of the runoff for the East subarea will not be required.
3. Applicant shall contribute to the City Stormwater Fund as a SWM alternative to providing on-site Q_{p10} management. This monetary contribution has been computed to be approximately \$46,400 based on the on-site impervious area that cannot be managed onsite, which is 2.32 impervious acres at a rate of \$20,000 per impervious acre. The actual contribution shall be determined at the time of detailed engineering and must be based upon the final site plan and the fees in place at the time of permit issuance. Payment of the monetary contribution is required prior to DPW permit issuance.
4. In order to qualify for the monetary contribution for Q_{p10} , the applicant must demonstrate, at detailed engineering, that the ten-year storm event (utilizing the rational method) can be safely conveyed through the existing storm drain system to Falls Grove Stormwater Management Facility #2. Upgrades to the existing storm drain system may be required if safe conveyance cannot be demonstrated.
5. Provide computations to support the use of green roof areas and porous pavers areas at detailed engineering. These areas can be considered to be pervious if designed in accordance with applicable standards. A minimum of 6" depth will be required for all green roof areas.
6. Applicant shall contribute to the City Stormwater Fund as a SWM alternative to providing on-site Water Quality, Channel Protection and Q_{p10} SWM for the impervious acres within 30' of the contiguous ROW of Darnestown Road that cannot be managed on-site. This monetary contribution has been computed to be approximately \$8,840 based on the impervious area in the ROW at a rate of \$52,000 per impervious acre. The actual contribution shall be determined at the time of detailed engineering and must be based upon the final improvement plan and the fees in place at the time of permit issuance. Payment of the monetary contribution is required prior to DPW permit issuance.
7. Provide an analysis of the affect of ponding due to the adjacent low point and high point in the Darnestown Road at Site Plan stage and demonstrate that runoff from the proposed development will not adversely impact the properties that front Darnestown Road.
8. Provide grading that does not include low points or low point inlets in the porous paver areas. Demonstrate how safe overland flow away from the buildings will be achieved at

detailed engineering. Building foundations must be designed to address proximity to porous paver materials and must be certified by a geotechnical engineer or other qualified professional at detailed engineering.

9. Provide an exhibit and computations for all areas showing the impervious areas being treated (quantity and quality), as well as the areas covered by a SWM alternative (monetary contribution) including the Darnestown Road ROW at detailed engineering. Show all proposed SWM structures, measures and features on this exhibit.
10. Submit a detailed storm drain plan with computations and a supporting drainage area map for use by DPW in review of the detailed engineering. Montgomery County Department of Permitting Services (MCDPS) will approve and permit permanent work in the Darnestown Road ROW.
11. Submit a Rockville SWM permit application, permit fees and SWM Database Sheet associated with the SWM plans.
12. Post financial security based on the approved construction estimate in a format acceptable to the City Attorney. Approval by the City Attorney is to be coordinated through DPW.
13. Submit a SWM Easement/Maintenance Agreement for all features, including the green roof areas, signed (executed) by the property owner(s) for review and approval by DPW and the City Attorney's Office. The approved and executed SWM Easement/Maintenance Agreement must be recorded in the Montgomery County Land Records prior to DPW permit issuance.
14. Submit a Forest Conservation Plan (FCP) to the Assistant City Forester for review and approval. The FCP must be approved prior to DPW issuing SWM and sediment control permits.

COMAR 26.17.02.03 requires each county and municipality to adopt, by May 4, 2010, a revised ordinance that complies with the recently enacted revisions to the Maryland Department of the Environment (MDE), 2000 Maryland Stormwater Design Manual Volumes I & II. As mandated, the revisions must be applied to all new development and redevelopment projects that do not have final approval for erosion and sediment control and SWM plans by May 4, 2010. Therefore, the applicant is strongly urged to consider this State mandated deadline and potential impacts and implications to the project timing, detailed engineering plan approvals and costs.

This SWM Concept approval will be considered void on May 4, 2010 unless the detailed engineering plans are approved by that date. In addition, this concept approval does not guarantee that an approval of an Erosion and Sediment Control Plan or a SWM Plan will be issued by DPW before May 4, 2010.

Mr. Wilde
May 29, 2009
Page 5

Attach A

Any significant modification, revisions or alterations to the approved types, methods, locations and sizes of SWM measures approved with this SWM Concept may result in the requirement to submit a revised SWM Concept for approval by DPW.

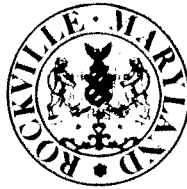
If you have any questions, please contact Mary Fertig, Civil Engineer II, of my staff at 240-314-8535.

Sincerely,



Susan T. Straus, P.E.
Chief Engineer/Environment

cc: Deb Finkelstein, Kol Shalom
Donald Silverstein, Blake Real Estate Inc.
Mike Plitt, MHG
Jim Wasilak, Chief of Planning
Charlie Baker, Chief of Inspection Services
Margaret Hall, Planner II
Elise Cary, Assistant City Forester
Mark Wessel, Civil Engineer III
Mary Fertig, Civil Engineer II
Permit Plan
Day File



City of Rockville

MEMORANDUM

October 2, 2009

TO: Jim Wasilak, Chief of Planning

FROM: Rebecca Torma, Transportation Planner II *RT*
Mark Wessel, Civil Engineer III *WW*

VIA: Emad Elshafei, Chief, Traffic and Transportation Division *EE*

SUBJECT: Transportation Staff Report
Kol Shalom, 9104, 9110 and 9150 Darnestown Road, PJT2009-00001

This memorandum presents the Traffic and Transportation Division's recommendation on the subject Project Plan application, PJT2009-00001. These recommendations incorporate and address comments and concerns expressed by the City staff and the applicant as part of the review process.

BACKGROUND:

The 4.812-acres subject property previously had three single-family homes on the site, all of which were demolished in 2007. This site has previously been approved for a 64-unit Alzheimer's home, a daycare center and six single-family homes. All of these approvals have expired.

PROPOSED DEVELOPMENT:

The applicant proposes to construct a one-story, 30,000 square foot synagogue with a 105-space surface parking lot. The synagogue will have an administrative wing with offices, two meeting/conference rooms, sanctuary, social hall and eight classrooms for a religious school. The applicant will construct a new vehicular entrance directly across from Jersey Lane that will be right in/right out. In addition, the applicant will dedicate a small portion of their property to public use and construct a five-foot wide sidewalk, with a seven-foot tree lawn, curb and gutter along their Darnestown Road frontage. The property dedication is required because the County Master Plan shows Darnestown Road as a 100-foot wide roadway dedication. At this time, there is no traffic signal at the entrance since it does not meet the signal warrants. The applicant was required to conduct a traffic impact analysis to identify the effect of the proposed synagogue on

PJT2009-00001

Page 2

the surrounding area roads, pedestrian and bicyclist systems. Under the total traffic volumes, the analysis results indicate that the study area intersections will continue to operate at acceptable levels as specified in the CTR.

The synagogue will have religious services, office space for staff, and a religious school. The services will occur on Friday 6:30 PM to 8 PM, and Saturday from 9 AM to 1 PM. The office will have a permanent staff of four to six full-time employees, which will be working Monday through Thursday, from 9 AM to 5 PM and Fridays from 9 AM to 3 PM. The proposed religious school, which includes eight to ten teachers will allow for 40 students, and operate on Wednesdays from approximately 4 PM to 6:15 PM and on Sundays from 9 AM to noon.

SITE ANALYSIS:

The subject property is situated along the south side of Darnestown Road, between Glenora Lane and Dav Road and directly across from the Falls Grove community. The Darnestown Road right-of-way is located in the County along with the properties along Dav Road and Hiwood Drive. The site is currently vacant, but in 2007 the two buildings that were on the site were demolished. The site currently has no sidewalk, curb or gutter along Darnestown Road and is not located in a Transit Oriented Area (TOA).

Roadway Network Analysis:

The analysis examined the vehicular traffic operations, safety of pedestrians, bicyclists, and transit facilities at the five intersections listed below that are within 0.35-mile radius of the site. Staff directed the applicant to study the following intersections:

1. Darnestown Road and Glen Mill Road
2. Darnestown Road and Glenora Lane
3. Darnestown Road and Jersey Lane
4. Darnestown Road and West Montgomery Avenue
5. West Montgomery Avenue and Crofton Hill Lane/Research Boulevard

These intersections were studied for intersection capacity and traffic volumes using three different scenarios: (1) existing year traffic conditions; (2) background traffic conditions; and (3) total future traffic conditions. A two (2) percent annual growth rate to account for regional traffic growth along Darnestown Road was used. Intersection capacity analyses were conducted utilizing the Critical Lane Volume (CLV) method as required per the Comprehensive Transportation Report (CTR). In addition, if an intersection is operating near capacity, the applicant was required to study the intersection using the Highway Capacity Manual (HCM).

The report shows that the existing and background traffic volumes of the study area intersections operate at acceptable levels during the PM peak hours and Saturday peak hours with the exception of the West Montgomery Avenue and Crofton Hill Lane/Research Boulevard. The

PJT2009-00001
Page 3

West Montgomery Avenue and Crofton Hill Lane/Research Boulevard is operating above the capacity level during PM peak hours.

Traffic volumes generated by the site were calculated using the Institute for Transportation Engineers (ITE) Trip Generation Report (8th Edition). Peak hour trip generation for the proposed synagogue are shown below:

	PM Peak			Saturday Peak Hour (vehicle/hr)		
	In	Out	Total	In	Out	Total
Proposed 30,000 square foot synagogue	40	40	80	35	47	82

Under the total future traffic volumes, the analysis results indicate that the study area intersections will continue to operate at same levels as the existing and background traffic volumes currently do. Therefore, there is no mitigation required by the applicant.

Pedestrian operations are currently being evaluated for intersections within 0.35-mile radius of the site. The pedestrian safety ratings of adequate or better are considered acceptable according to the CTR.

Heavy Vehicle Traffic on Darnestown Road

The applicant was required to assess the truck traffic on Darnestown Road between Glen Mill Road and West Montgomery Avenue. The applicant conducted a bi-directional tube count during the PM peak hour to determine the amount of heavy truck traffic along Darnestown Road. The results show that during the PM peak hour trucks account for six percent of the total average daily traffic volume (ADT) along Darnestown Road.

Traffic Signal Warrant Analysis

As a result of the review of the Transportation Report, the applicant was requested by City staff to complete a traffic signal warrant analysis for the Darnestown Road at Jersey Lane/site access intersection. A traffic signal warrant analysis was completed using the worst case scenario based on the total future traffic volumes as outlined in the Manual on Uniform Traffic Control Devices (MUTCD). Total future traffic volumes are compiled using existing traffic volumes along Darnestown Road and Jersey Lane, background developments that consist of approved but not built developments in Fallsgrove and the impact from Kol Shalom. There are eight warrant conditions that could allow for a traffic signal to be installed, and none of the warrants were met. Montgomery County concurred with the findings that a traffic signal should not be installed.

Access and Circulation:

- A. Passenger Vehicle: The applicant proposes one vehicular access point into the site, which will be directly across from Jersey Lane and will be a right in/right out.
- B. Heavy Vehicle (Trucks): The dumpster location is proposed at the rear of the building. Loading and trash pickup will use the proposed vehicular access point along the Darnestown Road frontage. Staff reviewed the circulation through the site and access to trash pick up and found it satisfactory.
- C. Pedestrian Access: The applicant has identified and evaluated pedestrian facilities within 0.35-mile of the study area as required by the CTR. Sidewalk is currently missing along the south side of Darnestown Road from Windy Knoll Court to West Montgomery Avenue. The Adequate Public Facilities Ordinance (APFO) states: “no development shall be approved without a determination that the public facilities are adequate.... Public facilities and services to be examined for adequacy will include but not necessarily be limited to roads and public transportation facilities....” In addition, the CTR, which is the transportation test for the APFO, states that at a *minimum* standards for sidewalk connectivity of pedestrian facilities consist of ensuring availability of sidewalks along the site’s frontage. The CTR further discusses that access and circulation design must be designed well to the site from abutting roadways.

The City has also created a Sidewalk Prioritization Policy and Pedestrian Policies. The Sidewalk Prioritization Policy identifies missing sidewalks and determines in what order they should be constructed. The stretch of road between Windy Knoll Court and West Montgomery Avenue has a rating of “B” on a scale from A to E. In addition, more recently the Mayor and Council adopted the Pedestrian Policies, which is a “unified” policy composed of a series of individual policy statements that provides consistency with the established City goals. The Pedestrian Policies document states: “new buildings should be pedestrian oriented” and “new proprietors should be encouraged to provide facilities that enhance pedestrian circulation and accessibility on previously developed sites.”

The goal of evaluating each mode of transportation as required in the CTR, including pedestrian facilities within the 0.35-mile radius is to ensure that the site can be accessed safely and efficiently through various modes and that adequate transportation facilities are in place to support the subject development without detriment to the overall transportation system. Therefore, in addition to the sidewalk frontage, staff is requesting the applicant to design and construct a sidewalk from their eastern property boundary along Darnestown Road to Dav Road. Staff has determined that if the applicant constructs sidewalk along frontage only, then it will not meet the APFO requirements for adequacy since pedestrians will not be able to access the site. Additionally, connecting the frontage to Dav Road will connect transit users and residents from Dundee Road to the site. Since there is no transit service along Darnestown Road, transit users will be

able to use the bus stops along Dundee Road, and then walk along Dav Road to get to the site using the sidewalk connection to Dav Road. Lastly, the adjacent property on Darnestown Road is proposing to develop a senior care facility. They will be required to construct sidewalk along their frontage in addition to a sidewalk section connecting their site to Glenora Lane. The sidewalks required from the two applicants will complete the sidewalk from Glenora Lane to Dav Road.

- D. *Bicycle Access:* The applicant has identified and evaluated bicycle facilities within 0.35-mile of the study area as required by the CTR. All of the bicycle amenities in the 0.35 mile area have been completed that are shown in the Bicycle Master Plan, including a shared-use path along Darnestown Road, Wootton Parkway, Glen Mill Road and a signed shared roadway along Dundee Road.

To comply with the City's bicycle facilities requirement, the applicant is required to provide four (4) bicycle lockers (8 long-term spaces) and 15 bicycle racks (30 short-term spaces). Long-term spaces can be either bicycle lockers or a covered locked room and short-term spaces are considered to be an inverted "U" bicycle rack.

- E. *Transit Access:* The applicant has identified that the bus routes and stops within 0.35-mile of their site. Currently, there are no bus routes that operate along Darnestown Road. There are however, two routes 45 and 56 that operate along Dundee Road and Wootton Parkway. The majority of the bus stops have less than 25 riders per day; therefore, the applicant is not required to pay for or install bus shelters.

CONDITIONS OF APPROVAL:

Based on our review, which took into account the needs of motorists, bicyclists, pedestrians, and transit users; City Staff recommends the following conditions of approval for the subject development application, PJT2009-00001:

1. All internal traffic control devices (i.e. signs, marking and devices placed on, over or adjacent to a roadway or pathway) to regulate, warn or guide pedestrians and/or vehicular traffic shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). The signing and pavement marking plans shall be submitted to DPW and approved by the Chief of Traffic and Transportation. *(This plan shall be approved and included with the signature set.)*
2. Provide four (4) bicycle lockers (8 long-term spaces) and 15 bicycle racks (30 short-term spaces). A locked bicycle room with racks or a covered locked cage is required for long-term storage. Short-term spaces are considered to be an inverted "U" bicycle rack and must be spaced four feet apart. These spaces shall be provided at a safe and secure location that is approved by DPW. The location of the short-term spaces shall be approved by DPW at the detailed engineering stage. Bike lockers and racks must be installed prior to issuance of the occupancy permit.

PJT2009-00001

Page 6

3. During construction, the contractors and construction vehicles will not be permitted to park in the residential neighborhoods. All parking for contractors must be provided on-site.
4. The applicant shall design and construct a five-foot wide sidewalk along the south side of Darnestown Road from the eastern boundary of the sidewalk constructed along the site's frontage to the intersection of Dav Road. This sidewalk shall be completed prior to the issuance of the occupancy permit. The sidewalk design shall be accepted by DPW prior to submittal for approval and permits from Montgomery County. If DPW and Montgomery County determines the project cannot be constructed, the applicant must construct a comparable project in the City's Planning Area or contribute an equivalent dollar amount based on a cost estimate that is approved by DPW.



City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Public Works
240-314-8500
TTY 240-314-8137
FAX 240-314-8539

Public Works Operations
240-314-8570
FAX 240-314-8599

Environmental Management
240-314-8870
FAX 240-314-8886

Fleet Services Division
240-314-8485
FAX 240-314-8499

Water Treatment Plant
240-314-8555
FAX 240-314-8564

MAYOR
Susan R. Hoffmann

COUNCIL
John B. Britton
Piotr Gajewski
Phyllis Marcuccio
Anne M. Robbins

CITY MANAGER
Scott Ullery

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Debra Yerg Daniel

September 25, 2009

Ms. Deb Finkelstein
Kol Shalom
10301 Grosvenor Place, #16
Rockville, Maryland 20852

Re: Kol Shalom
Project Plan #PJT2009-00001

Dear Ms. Finkelstein:

The Engineering Division of the Department of Public Works (DPW) has completed its review of the above referenced plan, received on July 31, 2009, for the requested extension of and connections to the City's water and sanitary sewer systems. This letter sets forth the conditions under which that request has been conceptually approved.

The following is a list of conditions that apply to Kol Shalom, #PJT2009-00001:

- 1) Provide service to the property by extending the existing City water system. Service may be achieved by either connecting to and extending the existing 8" main in the vicinity of the intersection of Darnestown Road and MD Route 28, or by connecting to the existing 12" main in Darnestown Road in the vicinity of Glenora Lane and extending it as an 8" main. Regardless of which extension provides service to the property, an 8" main also will be required along the entire property frontage.
- 2) Provide a water loop by connecting to and extending the existing 6" water main in Jersey Lane to the 8" main required along the property frontage.
- 3) Provide a separate water house connection off of the looped portion of the water main to serve the building.
- 4) Extend the existing 8" City sewer main in Jersey Lane across Darnestown Road ending in a manhole in order to provide service to the property.
- 5) Extend the 8" sewer main across the frontage of the property to the west. This extension can end in a stub instead of a manhole.
- 6) Provide a separate sewer house connection off of the sewer 8" main to service the building.
- 7) Construct the above water and sewer mains in existing or dedicated public right-of-way or an easement that has been granted to the City.
- 8) Assess the need for fire hydrants at detailed engineering stage and provide them if determined to be necessary.

- 9) Submit water and sewer construction documents to DPW for the review, approval and permitting of the detailed engineering.
- 10) All work within the Darnestown right-of-way is subject to review, approval and permitting by the Montgomery County Department of Permitting Services.
- 11) Any substantial changes or revisions to the proposed development information, as shown on the plan received July 31, 2009, may require a modification, revision or deletion to these conditions.

If you have any questions, please contact Mary Fertig, Civil Engineer II, of my staff at 240-314-8535 or mfertig@rockvillemd.gov.

Sincerely,



Susan T. Straus, P.E.
Chief Engineer/Environment

STS/MF/mbw

cc: Donald Silverstein, Blake Real Estate Inc.
Mike Plitt, MHGA
Sarah Navid, MCDPS
Jim Wasilak, Chief of Planning
Margaret Hall, Planner II
Elise Cary, Assistant City Forester
Charlie Baker, Chief of Inspection Services
Mark Wessel, Civil Engineer III
~~Mary Fertig, Civil Engineer II~~
Permit Plan
Day File

September 27, 2009

Michael Kinney & Lillianne Troeger
2284 Glenmore Terrace
Rockville, Maryland 20850

Mayor and Council
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

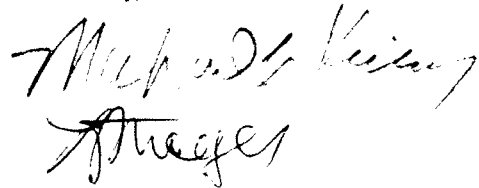
RE: The Proposed Kol Shalom Synagogue at 9104, 9110 and 9150 Darnestown Road

Dear Mayor and Council,

We live at 2284 Glenmore Terrace and our property abuts the rear of the proposed Kol Shalom Synagogue at the referenced addresses.

The applicants for this property have met with us several times and we have found their proposals and their proposed use of the property to be favorable. We hope that you will make a speedy decision and allow this project to move forward in the process.

Sincerely,

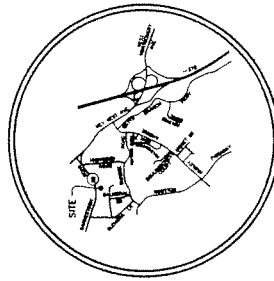
Handwritten signatures of Michael Kinney and Lillianne Troeger in black ink.

Michael Kinney & Lillianne Troeger

Cc: Jim Wasilak, Chief of Planning
Susan Swift, City Planning Director

KOL SHALOM

(PROPOSED) LOT 17, BLOCK A, IVY WOODS
CITY OF ROCKVILLE, MARYLAND
PROJECT/CONCEPT DEVELOPMENT PLAN
CITY REF: PJT2009-00001



VICINITY MAP
SCALE 1" = 2,000'

DESIGN TEAM:

OWNER:
Kol Shalom
10301 Grosvenor Place #16
Rockville, MD 20852
Phone: 240-301-493-8198

DEVELOPER:
Kol Shalom
10301 Grosvenor Place #16
Rockville, MD 20852
Phone: 240-301-493-8198

ARCHITECT:
Shinbert-Levinas
4733 Bethesda Avenue
Bethesda, MD 20814
Phone: 301-652-8550

CIVIL ENGINEER:
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-670-0840

LANDSCAPE ARCHITECT:
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301-670-0840

EXISTING	PROPOSED
Property	Property
Circle & Cul-de-sac	Circle & Cul-de-sac
Utility Pole	Utility Pole
Lamp Post	Lamp Post
Plant or Shrub	Plant or Shrub
Tree	Tree
Electric	Electric
Overhead Wire	Overhead Wire
Sanitary Sewer	Sanitary Sewer
Storm Drain	Storm Drain
Water Line	Water Line
Fire Hydrant	Fire Hydrant
Gas	Gas
Telephone	Telephone
Building	Building
Concrete	Concrete
Spot Elevation	Spot Elevation
Contour	Contour

NOTES:

1. THE PROJECT PLAN IS NOT TO BE USED FOR CONSTRUCTION.
2. THE TOPOGRAPHY IS FROM AN Aerial Survey SHOWN ON THE AVAILABLE UTILITY RECORDS. THE ELEVATION IS FROM DENSE AND PLATS OF RECORD.
3. THE SITE PLAN AND THE CONCEPT DEVELOPMENT PLAN HAVE BEEN PREPARED BY THE ARCHITECT AND LANDSCAPE ARCHITECT.
4. A SEPARATION OF THE PROJECTS IS REQUIRED TO CREATE LOT 17.
5. AN ASSOCIATED IMPROVEMENTS HAS BEEN APPROVED FOR THIS SITE.
6. THE ASSOCIATED IMPROVEMENTS HAS BEEN SUBMITTED.
7. AN ASSOCIATED CONCEPT HAS BEEN APPROVED FOR THIS SITE.

SHEET INDEX

- SP-1 Project/Concept Development Plan - Cover Sheet (1 of 2)
- SP-2 Project/Concept Development Plan (2 of 2)
- LS-1 Landscape Plan (1 of 2)
- LS-2 Landscape Plan (2 of 2)
- FCP-1 Preliminary Forest Conservation Plan (1 of 4)
- FCP-2 Preliminary Forest Conservation Plan (2 of 4)
- FCP-3 Preliminary Forest Conservation Plan (3 of 4)
- FCP-4 Preliminary Forest Conservation Plan (4 of 4)

- Vehicle Movement Exhibit
- Stormwater Management Concept Plan
- Approved NRI/FSD (1 of 2)
- Approved NRI/FSD (2 of 2)



Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 18795, Expiration Date 12/31/10
[Signature]
[Stamp]

NO.	DATE	REVISIONS

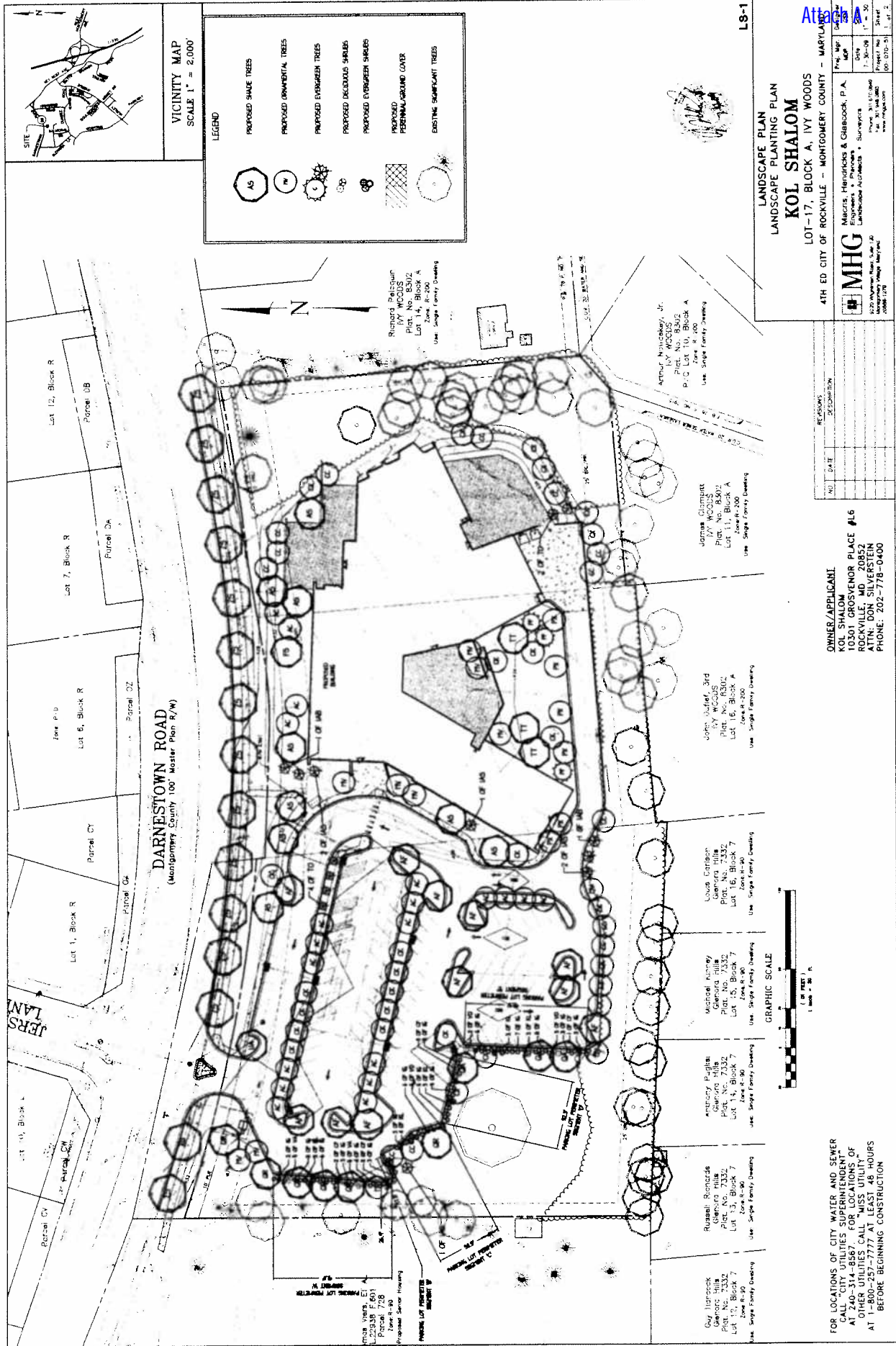
TAX MAP 18-343
CITY MAP C-1

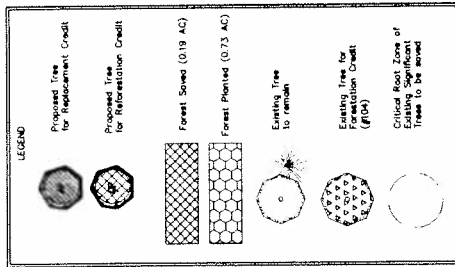
PROJECT/CONCEPT DEVELOPMENT PLAN - COVER SHEET

KOL SHALOM
LOT-17, BLOCK A, IVY WOODS (PROPOSED)
4TH ED CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Landscape Architects + Surveyors
Phone: 301-670-0840
4733 Bethesda Avenue, Suite 120
Montgomery Village, Maryland 20886

MD-170-01
1 of 2





This Plant list is a partial application of trees also shown on the Landscape Plan. Plantings shown on the Landscape Plan are subject to a complete plant schedule and the locations of trees and shrubs are subject to the Landscape Plan.

FOREST CONSERVATION PLANT LIST AND TREE REPLACEMENT SCHEDULE

COMMON NAME	SCAL	NOT	ROOT	CREDITS
Red Maple	10' - 12'	1.0	1.0	1.0
White Birch	10' - 12'	1.0	1.0	1.0
Black Birch	10' - 12'	1.0	1.0	1.0
Red Spruce	10' - 12'	1.0	1.0	1.0
White Spruce	10' - 12'	1.0	1.0	1.0
Black Spruce	10' - 12'	1.0	1.0	1.0
Red Pine	10' - 12'	1.0	1.0	1.0
White Pine	10' - 12'	1.0	1.0	1.0
Black Pine	10' - 12'	1.0	1.0	1.0
Red Fir	10' - 12'	1.0	1.0	1.0
White Fir	10' - 12'	1.0	1.0	1.0
Black Fir	10' - 12'	1.0	1.0	1.0
Red Cedar	10' - 12'	1.0	1.0	1.0
White Cedar	10' - 12'	1.0	1.0	1.0
Black Cedar	10' - 12'	1.0	1.0	1.0
Red Juniper	10' - 12'	1.0	1.0	1.0
White Juniper	10' - 12'	1.0	1.0	1.0
Black Juniper	10' - 12'	1.0	1.0	1.0
Red Cypress	10' - 12'	1.0	1.0	1.0
White Cypress	10' - 12'	1.0	1.0	1.0
Black Cypress	10' - 12'	1.0	1.0	1.0
Red Yew	10' - 12'	1.0	1.0	1.0
White Yew	10' - 12'	1.0	1.0	1.0
Black Yew	10' - 12'	1.0	1.0	1.0
Red Elm	10' - 12'	1.0	1.0	1.0
White Elm	10' - 12'	1.0	1.0	1.0
Black Elm	10' - 12'	1.0	1.0	1.0
Red Ash	10' - 12'	1.0	1.0	1.0
White Ash	10' - 12'	1.0	1.0	1.0
Black Ash	10' - 12'	1.0	1.0	1.0
Red Hickory	10' - 12'	1.0	1.0	1.0
White Hickory	10' - 12'	1.0	1.0	1.0
Black Hickory	10' - 12'	1.0	1.0	1.0
Red Walnut	10' - 12'	1.0	1.0	1.0
White Walnut	10' - 12'	1.0	1.0	1.0
Black Walnut	10' - 12'	1.0	1.0	1.0
Red Oak	10' - 12'	1.0	1.0	1.0
White Oak	10' - 12'	1.0	1.0	1.0
Black Oak	10' - 12'	1.0	1.0	1.0
Red Maple	10' - 12'	1.0	1.0	1.0
White Birch	10' - 12'	1.0	1.0	1.0
Black Birch	10' - 12'	1.0	1.0	1.0
Red Spruce	10' - 12'	1.0	1.0	1.0
White Spruce	10' - 12'	1.0	1.0	1.0
Black Spruce	10' - 12'	1.0	1.0	1.0
Red Pine	10' - 12'	1.0	1.0	1.0
White Pine	10' - 12'	1.0	1.0	1.0
Black Pine	10' - 12'	1.0	1.0	1.0
Red Fir	10' - 12'	1.0	1.0	1.0
White Fir	10' - 12'	1.0	1.0	1.0
Black Fir	10' - 12'	1.0	1.0	1.0
Red Cedar	10' - 12'	1.0	1.0	1.0
White Cedar	10' - 12'	1.0	1.0	1.0
Black Cedar	10' - 12'	1.0	1.0	1.0
Red Juniper	10' - 12'	1.0	1.0	1.0
White Juniper	10' - 12'	1.0	1.0	1.0
Black Juniper	10' - 12'	1.0	1.0	1.0
Red Cypress	10' - 12'	1.0	1.0	1.0
White Cypress	10' - 12'	1.0	1.0	1.0
Black Cypress	10' - 12'	1.0	1.0	1.0
Red Yew	10' - 12'	1.0	1.0	1.0
White Yew	10' - 12'	1.0	1.0	1.0
Black Yew	10' - 12'	1.0	1.0	1.0
Red Elm	10' - 12'	1.0	1.0	1.0
White Elm	10' - 12'	1.0	1.0	1.0
Black Elm	10' - 12'	1.0	1.0	1.0
Red Ash	10' - 12'	1.0	1.0	1.0
White Ash	10' - 12'	1.0	1.0	1.0
Black Ash	10' - 12'	1.0	1.0	1.0
Red Hickory	10' - 12'	1.0	1.0	1.0
White Hickory	10' - 12'	1.0	1.0	1.0
Black Hickory	10' - 12'	1.0	1.0	1.0
Red Walnut	10' - 12'	1.0	1.0	1.0
White Walnut	10' - 12'	1.0	1.0	1.0
Black Walnut	10' - 12'	1.0	1.0	1.0
Red Oak	10' - 12'	1.0	1.0	1.0
White Oak	10' - 12'	1.0	1.0	1.0
Black Oak	10' - 12'	1.0	1.0	1.0

FCP-2

**PRELIMINARY FOREST CONSERVATION PLAN
PROPOSED TREE & FOREST CREDIT**

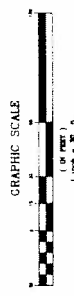
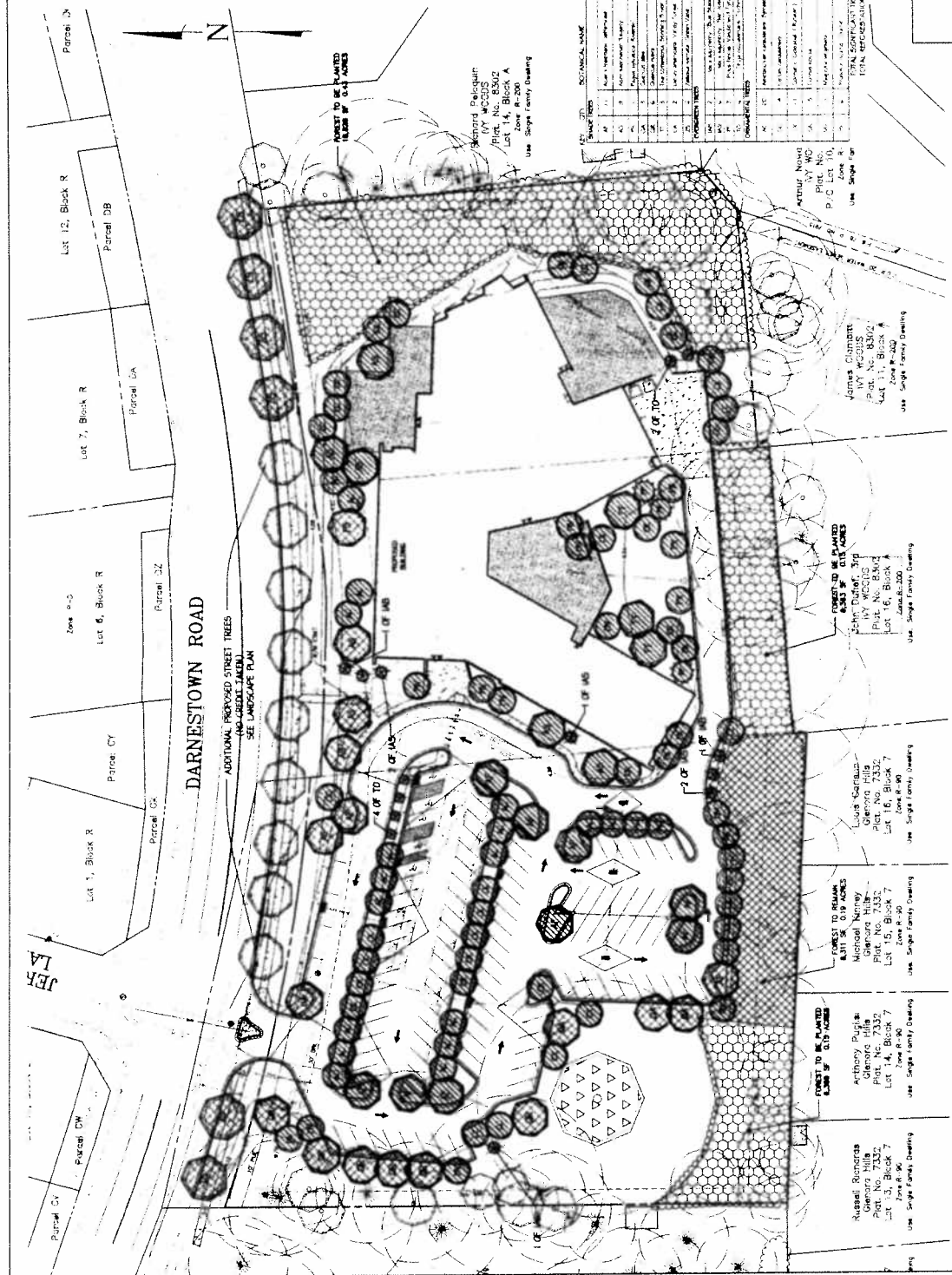
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LOT-17, BLOCK A, IVY WOODS

4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHC MACTIS, HENDRICKS & GLASSCOCK, P.A.
Landscape Architects & Surveyors
3225 Ingomar Road Suite 100
Baltimore, MD 21208
Phone: 410-538-1100
Fax: 410-538-1101
www.mhclaw.com

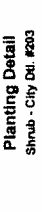
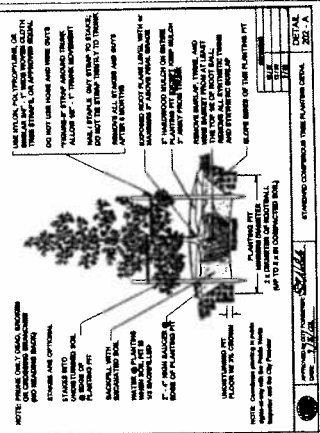
Project No. 17-30-006
Scale 1" = 30'
Sheet No. 1 of 1
Date 10/10/11



NOTES

1. The 0.75 acre Planting Area will be planted with the above plant material at a rate of 100.2' x 100.2'.
2. The rest of the planting area will be planted with 75% hardwood species (48 trees) and 33% evergreen species (24 trees) planted 12' to 15' on-center.
3. Submittals are not permitted unless previously approved in writing by the Forestry Inspector.
4. Limits of Reclamation Area must be staked by surveyor prior to the pre-planting meeting with the Forestry Inspector.

On-site Trees for Reorestation: 25 trees x \$500
On-site Trees for Replacement: 112 trees x \$300
On-site Forest Planting: \$5 per sq. ft. x 3,566 sq. ft. = \$17,830
Total: \$10,830



Plant material shall be in accordance with the
Stock No. 280.1-2004, by the American A

Plants shall be undiseased, healthy, vigorous, and shall have healthy insect pests and their eggs, and shall have healthy stems. Plants shall be nursery-grown stock and shall be accepted. Plants with multiple leaders will be accepted. No substitutions are not permitted without written permission of the buyer.

LOT 17, BLOCK A, IVY WOODS
ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG

Maconnis, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

Phone: 301-873-6860
Fax: 301-292-0883
www.mhg.com

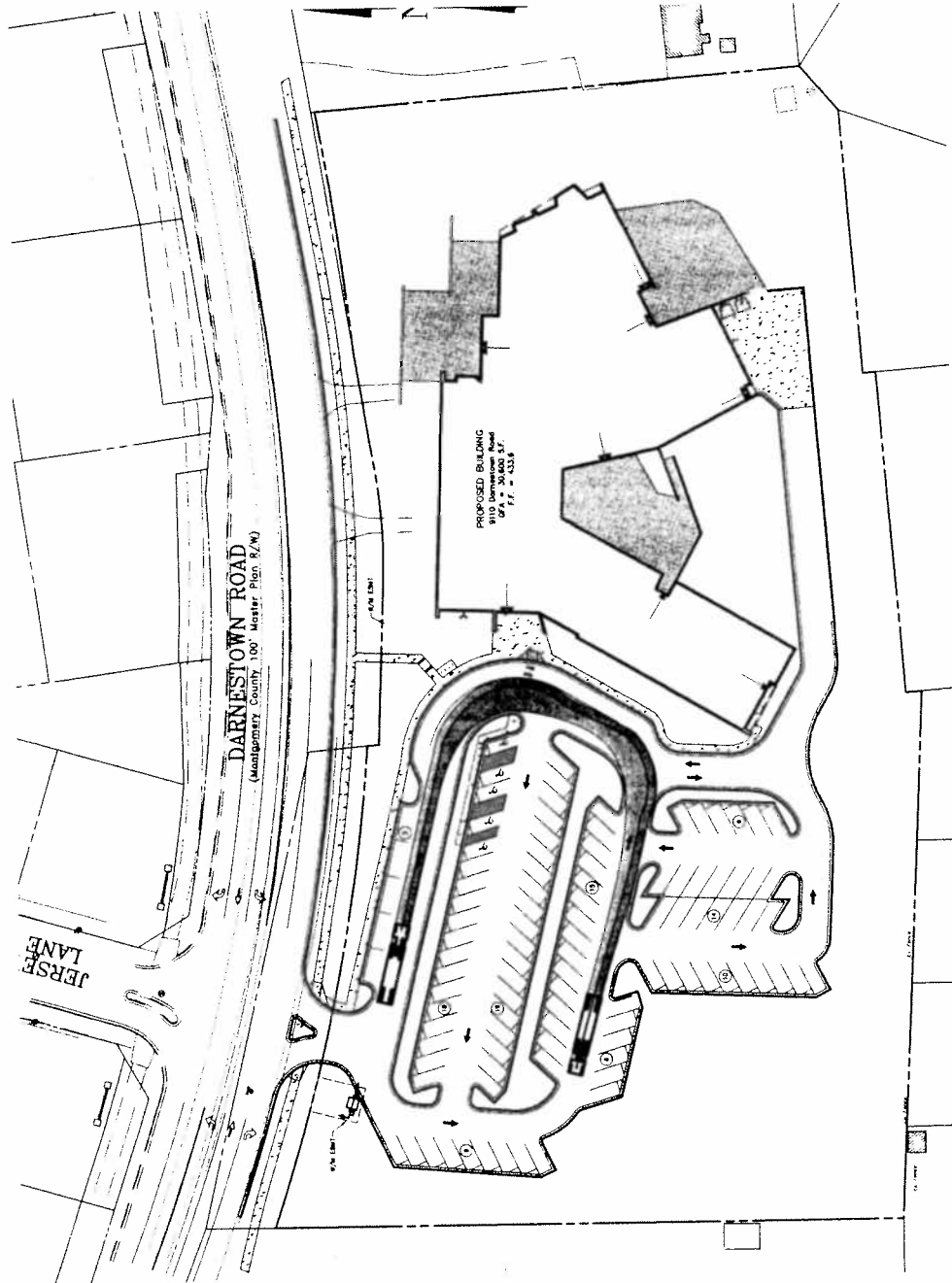
Project No.:
00-070, 00-071

Date:
7-10-2000

Proj.
MFG

Page:
120

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VEHICLE MOVEMENT EXHIBIT

KOL SHALOM

LOT-17, BLOCK A, IVY WOODS

4TH ED CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND



Marcus, Handlicks & Glasscock, P.A.
Landmarks, Planning & Surveyors
1400 Wisconsin Ave., Suite 120
Silver Spring, MD 20910
www.mhg.com

Proj. No.	Scale	Sheet
17-17-17	1" = 40'	1 of 1

מחזור שמיני

A black and white photograph of a large, multi-story building, likely a school or institutional structure, surrounded by trees and a paved area. Several people are visible walking on the path in the foreground. The building has a prominent central section with a gabled roof and multiple windows. The foreground shows a wide, light-colored path or road, with a few figures walking towards the building. Large, dark trees are scattered around the building, particularly on the left and right sides. The overall scene is captured in a high-contrast, grainy black and white style.

A8.1	CORNER
A10	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	BASEMENT PLAN
A1.4	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS

[illegible]

Attach A
A0.1
COVER

shinberg.levinqs

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Beltsville, MD 20814
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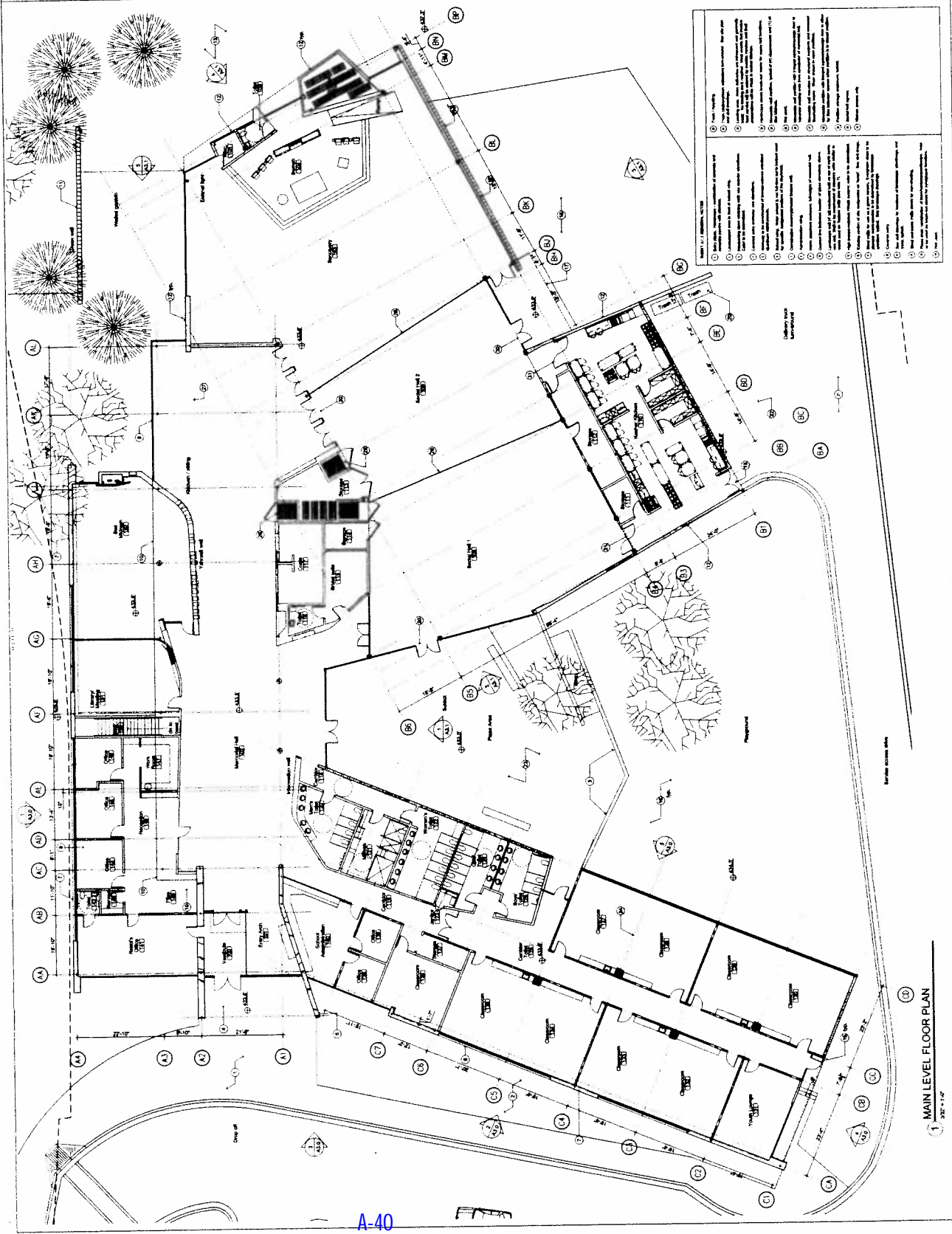
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Attach A
A1.1
FLOOR PLAN



Stenberg Lenses
Architectural Design
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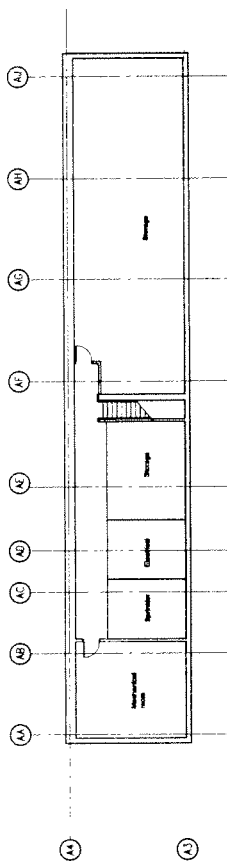
Structural Engineers	<p>Shaw Engineering, L.L.C. 18001 Clark House Road Suite 125 Morgantown, W.Va. 26508 301.382.5600 fax 301.382.5605 fax</p>
Civil Engineers	<p>Shaw Engineering and Observation, P.A. 18001 Clark House Road Suite 125 Morgantown, W.Va. 26508 301.382.5600 fax 301.382.5605 fax</p>
MEP Engineers	<p>Capital Engineering Group, L.L.C. 15221 E. Spruce, 1905 Suite 100 Westminster, D.C. 20005 202.743.0238 fax 202.743.0238 fax</p>
Owner's Representative	<p>Brown Real Estate Inc. 10000 Old Columbia Road Suite 901 Washington, D.C. 20038 202.223.8200 fax 202.223.8200 fax</p>

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Rockville, MD**

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A1.3
BASEMENT PLAN



1 BASEMENT PLAN
30' x 11'-6"

shinberg.levitts

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Next Date

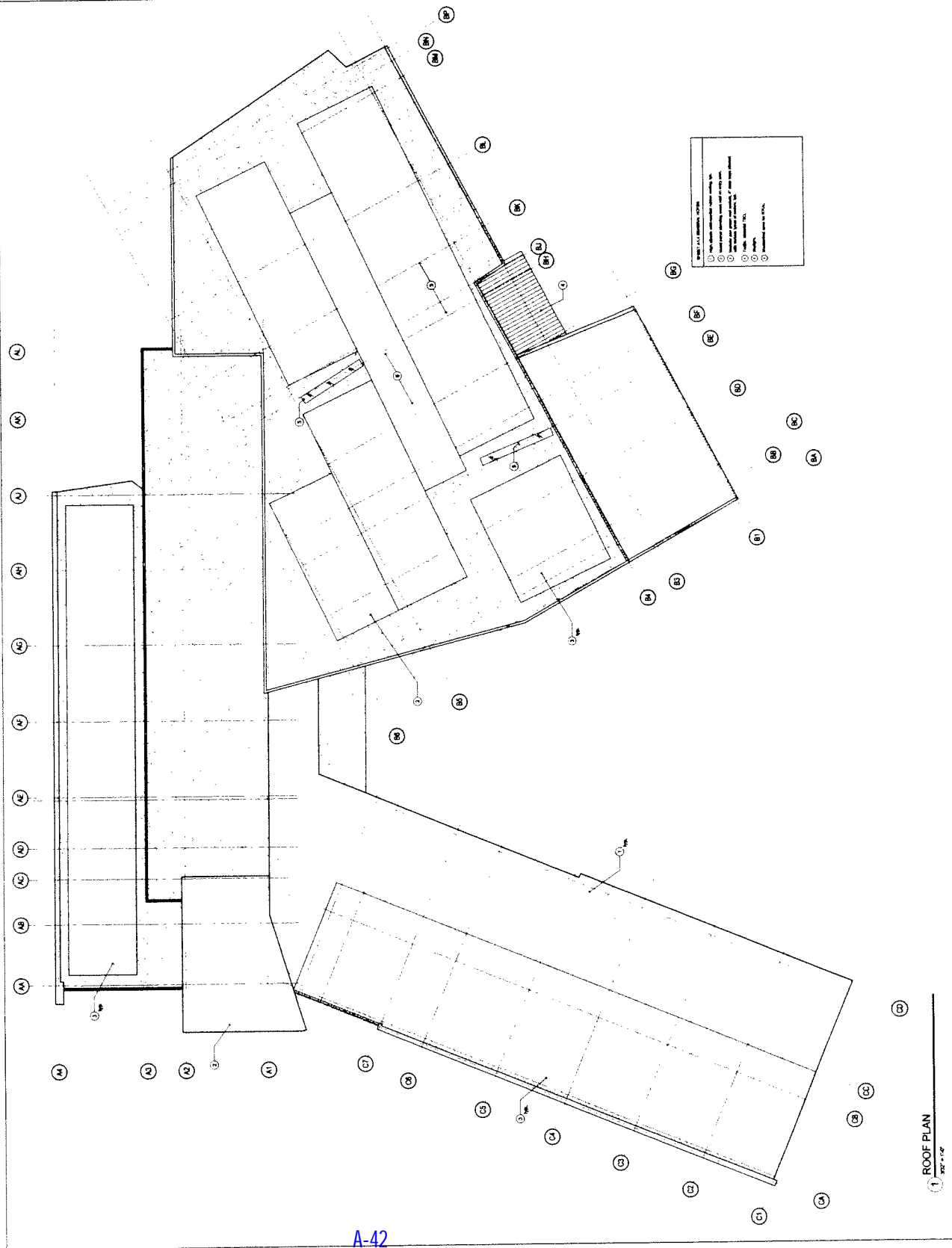
10-2-2008

Pre-application package

Kol Shalom
Synagogue
Rockville, MD

Pre-Application
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Submission

Attach A
A1.4
ROOF PLAN



1 ROOF PLAN
1/8" = 1'-0"

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MEP Engineers
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202.218.0039 fax

Owner's representative:
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1150 Connecticut Avenue, NE
Suite 801
Washington, D.C. 20038
202-778-0400 ext.

Issue Date

03-33-00

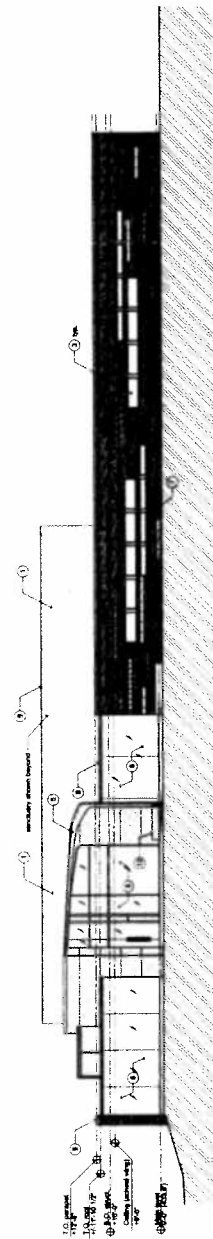
Journal of Management Education

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Rockville, MD**

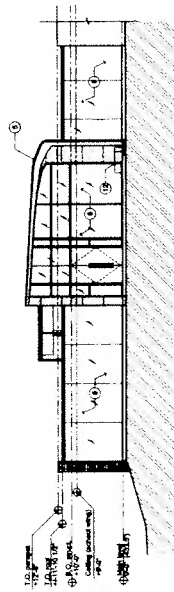
Pre-Application Meeting Submission

Architectural drawing of a building elevation with numbered callouts 1 through 15. The drawing shows a long, low building with a flat roof and a series of windows. Callouts 1-15 point to various structural and material details.

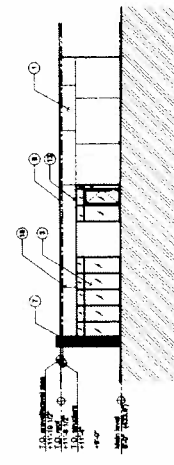
1 NORTH ELEVATION
3/27 = 1/2"



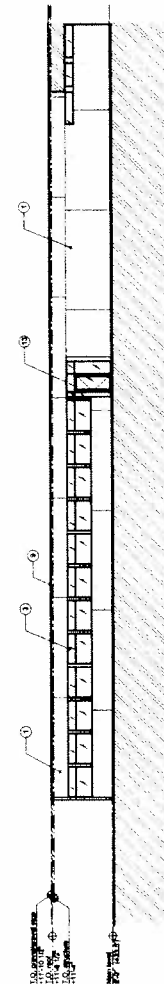
2 WEST ELEVATION
3/32" = 1'-0"



3 PARTIAL WEST ELEVATION

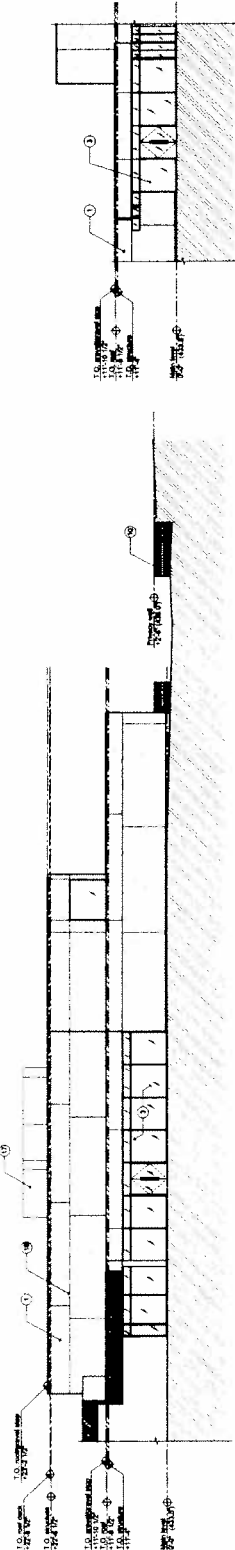


4 SOUTH ELEVATION - SCHOOL WING
3/27 = 1/4"

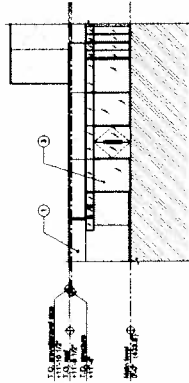


5 EAST ELEVATION - SCHOOL WING

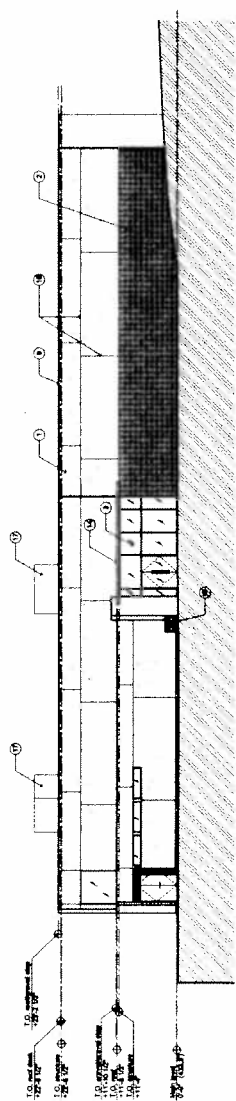
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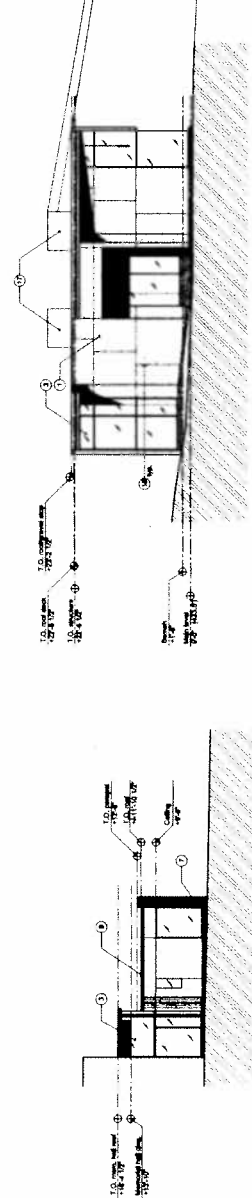
2 WEST ELEVATION - SOCIAL HALL
3/24" = 1'-0"



1 SOUTH ELEVATION - MEMORIAL HALL
3/24" = 1'-0"



3 SOUTH ELEVATION - SOCIAL HALL/SANCTUARY
3/24" = 1'-0"



5 EAST ELEVATION - CHAPEL
3/24" = 1'-0"

4 EAST ELEVATION - SANCTUARY
3/24" = 1'-0"

- GENERAL NOTES**
1. Refer to all drawings for details not shown.
 2. All dimensions are in feet and inches.
 3. All dimensions are to the center of the member unless otherwise noted.
 4. All dimensions are to the center of the member unless otherwise noted.
 5. All dimensions are to the center of the member unless otherwise noted.
 6. All dimensions are to the center of the member unless otherwise noted.
 7. All dimensions are to the center of the member unless otherwise noted.
 8. All dimensions are to the center of the member unless otherwise noted.
 9. All dimensions are to the center of the member unless otherwise noted.
 10. All dimensions are to the center of the member unless otherwise noted.
 11. All dimensions are to the center of the member unless otherwise noted.
 12. All dimensions are to the center of the member unless otherwise noted.
 13. All dimensions are to the center of the member unless otherwise noted.
 14. All dimensions are to the center of the member unless otherwise noted.
 15. All dimensions are to the center of the member unless otherwise noted.

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Attach A
A3.1
ELEVATIONS